

**Board of Directors Special Meeting**

**Thursday, June 20, 2019, 7:30 a.m.**

**Location: Idaho Falls Auditorium District Office**

**467 Constitution Way, Idaho Falls, Idaho 83405**

**Attendees – Terri Gazdik, Steve Vucovich, Bob Nitschke, John LoBuono, Rob Spear, Mark Fuller, Mike Clements, Vanessa Josephson, Kevin DeKold**

1. Call to Order – at 7:33 a.m.
2. **Discussion Item** - Public Comment – None
3. **Discussion Item** – CRSA 30% Owner Review – Kevin DeKold of CRSA presented the 30% Construction Documents to the IFAD Board. DeKold presented Volume I and II of the Construction documents. DeKold explained the purpose of a 30% review is to revisit construction costs and increase quality.

Bob Nitschke asked when the specification documents will be updated. DeKold said Conspectus is the company responsible for updating and he expects them to be done by this week.

There was discussion on signage and the financial obligation for the main entry way. The current understanding is this is a 50/50 split with Snake River Landing. Current estimate for the entry way sign is $750k.

DeKold talked about the lighting requirements for the Event Center parking lot. DeKold said the current Snake River Landing requirements are double what is required by City code. Bateman-Hall is using City code requirements in its estimate. Snake River Landing also has light fixture requirements. DeKold said Tana Barney, of Ball Ventures, is awaiting the photometric study. Bob Nitschke stated he is only concerned with two numbers: lumens and variability.

DeKold updated the Board on the Event Center Landscaping plans. It appears the City is open to allowing the 10% landscaping requirement for parking lots to be fulfilled utilizing existing Snake River Landing landscaping already in place that includes Battle Creek canal. Kevin DeKold will get more information.

DeKold referenced the Building Code Analysis section and explained the City has had three code revisions since this project started. Currently everyone is operating on the 2015 code. In 2021 the City will update to the 2018 code however the Event Center will remain under the 2015 code. According to DeKold the biggest code changes for 2018 relate to electrical.

John LoBuono asked about possible future seating expansion. Kevin indicated it would be difficult but the most likely areas that could be expanded would be the corners. However, this would not add much additional seating. Kevin was going to contact Perkins Will to see if future expansion was possible.

DeKold asked about the Banquet Room and having this possibly be an add-on. After a brief discussion, the Board agreed the Banquet space was a necessity and expected by the community. A meeting between the Board, Centennial, CRSA and Bateman-Hall needs to happen soon to ensure all parties are on the same page.

DeKold talked about exterior signage and his recommendation that it be illuminated. The IFAD Board will need to decide.

Nitschke asked about the status of solar estimates. Mike Clements of Bateman-Hall said they do not have it in their cost estimate. Spear indicated CRSA was working with its solar consultant to provide more information. At a minimum, it was recommended to provide an electrical channel for possible future installation. DeKold said they would evaluate the roof structure to ensure it could withstand the load. DeKold suggested solar needs to be part of the 60% review and will not be in the 30% review. DeKold suggested this be put in as an add-on to the current design.

DeKold wanted to bring to the attention of the Board the possibility of being able to replace the smoke exhaust systems with additional doors and improved egress. This could result in significant cost savings. CRSA is working with the code consultant to provide more information.

DeKold mentioned that the Geotechnical Engineer provided an addendum for an alternate solution to the footings. Mike Clements said while it may reduce concrete footing costs it would require significant fill that could cost approximately $900k. Clements stated an early submittal for footing and foundation work would not necessarily save costs because of an increase in management and general conditions costs, but that this approach could keep the project on schedule. Further evaluation is necessary in order to determine if footing size could be reduced only on the side of the arena where significant lava rock is present.

DeKold explained the roof slope is designed to reduce snow and water accumulation on the mechanical systems.

DeKold discussed interior lighting and Vucovich asked how much could be automated. DeKold said code would require some automation.

DeKold explained the adequacy of the six locker room spaces. The locker space is adequate to host various tournaments.

LoBuono asked about height of the facility and DeKold explained the bottom of the roof to the ice sheet is 50 feet which is needed for some sporting events. Spear asked about a center hung scoreboard and DeKold responded and said there is one scoreboard on one of the end walls.

DeKold said rigging is currently designed to be over 2/3 of the facility.

DeKold said there will be 50 television monitors located throughout the facility. This number was chosen based on Centennial’s and Perkins-Will experience with facilities of this size.

DeKold said Centennial has purchased a Zamboni and crash boards for the rink. No agreement yet in place for these to be utilized by IFAD.

LoBuono asked how many basketball courts could be placed in the Event Center. DeKold said the Event Center could safely place three courts across the width of the Event Center. These courts would be separated by a curtain system. LoBuono said this set-up could easily accommodate basketball tournaments. DeKold mentioned the Idaho Falls company (United Services Flooring, Inc.) who makes basketball courts for the NBA and NCAA.

DeKold informed the group about Volume II drawings which are mostly mechanical and electrical. Mike Clements said the four large air handling units cost $2.5M which is $1M more than originally budgeted.

Nitschke asked about the number of restrooms. DeKold said they always design for more restrooms than required. DeKold was going to contact Perkins-Will for the exact requirement.

DeKold discussed food service and the possible relocation of the two grills to the entrance of the facility. One located on the northside and the other on the southside. It was noted that Centennial has requested a third grill. There was much discussion on the cost and lack of justification. DeKold and Clements need to provide a more accurate cost to install a third grill. There is a possibility that convection ovens can possibly replace the need for a third grill. DeKold said CRSA is still awaiting input from the Centennial on all food and operator designs.

Spear asked DeKold to discuss the administrative area. DeKold stated there was space for the operator (5 offices), 2 IFAD Offices and 3 offices for the hockey team. There is a conference room that can easily seat 12 people and open space for sales people.

LoBuono asked about dirt for rodeos, monster truck/dirt bike shows and a storage area for the dirt. DeKold said this is not in the design. There was discussion that maybe the dirt could be stored on Ball Venture property or on property north of the Event Center parking lot that IFAD owns. Mark Fuller was going to check on that issue.

DeKold briefly discussed the Audio Visual of the Event Center. Gazdik asked about plugins on the parking lot light poles. DeKold was going to check.

Mike Clements said the 30% cost estimate will be released June 21. He said they will continue to evaluate the project and look into bid alternates.

1. **Action Item** - Adjournment from Public Session – at 10:40 a.m.

**Checklist Items**

Discussion Item – Pioneer Road Review

Discussion Item – Mission statement in the PMP.

Action Item - Officer elections

Spear send out RFP